LOT 19
HAMPTON LAKES #2 PBK 8/165

HATTON JENNIFER A
85273 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0019-0000

BUILDING CHARACTERISTICS

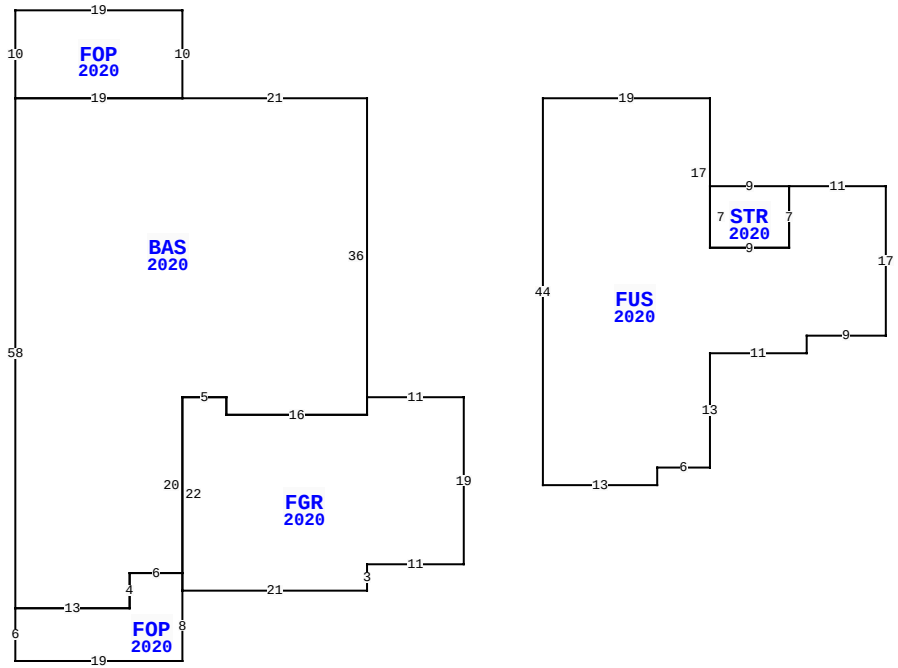
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	2020	1,824	243,283
FGR	639	55	2020	351	46,816
FOP	138	30	2020	41	5,469
FOP	190	30	2020	57	7,602
FUS	1,123	100	2020	1,123	149,784
STR	63	10	2020	6	800
TOTALS	3,977			3,402	453,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,402	102.5800	135.41	460,665	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2947 HX Base Yr 2021



85273 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		453,755
TOTAL MARKET OB/XF VALUE		18,741
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		547,496
SOH/AGL Deduction		150,219
ASSESSED VALUE		397,277
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		346,555
TOTAL JUST VALUE		547,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001482	CO ISSUED	0	02/19/2020
19005000	NEW CONSTR	402,178	06/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2343/0503	2/27/2020	SW	Q	I	01	360,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HATTON JENNIFER A						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FOP=[YR=2020] N10 W19 S10 E19$ W19 S58
FOP=[YR=2020] S6 E19 N8 FGR=[YR=2020] E21 N3 E11 N19 W11 S2
W16 N2 W5 S22$ N2 W6 S4 W13$ E13 N4 E6 N20 E5 S2 E16 N36$
PTR=E20 FUS=[YR=2020] S44 E13 N2 E6 N13 E11 N2 E9 N17 W11
STR=[YR=2020] W9 S7 E9 N7$ S7 W9 N17 W19$ W20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	1,215.00	SF	10.00	10.00	100	2020	2020	3	98	11,907	
2	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	
3	0462	ST/AL FNC	0	100	0	0	696.00	SF	10.00	10.00	100	2020	2020	3	90	6,264	

LAND DESCRIPTION

TOTAL OB/XF 18,741

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/27/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS